

East Victoria Park, 3/111 Beatty Avenue

Discover Serene living at its Finest in East Victoria Park!

Proudly Presented by Jason Chan

Welcome to the epitome of urban living at 3/111 Beatty Avenue, East Victoria Park - a tranquil villa that promises a lifestyle defined by tranquillity, low maintenance, and unparalleled comfort. Built in 2008, this gem features 3 bedrooms, 2 bathrooms, and a double lock-up remote garage. The open-plan design seamlessly integrates the kitchen, dining, and living areas, fostering a sense of flow and harmony, accentuated by an ensuite and a generously appointed main bathroom. Embracing an exclusive charm within a quaint 4-unit complex, this villa fosters a warm community ambiance.



For Sale

Please Call

View

ljhooker.com.au/5E65FFB

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

Indulge in year-round comfort with the luxury of split-system reverse cycle air conditioning and the added security of alarm systems. Each bedroom features built-in robes, ensuring an abundance of storage space. Beyond its intrinsic charm, this attractively priced villa sits within a stone's throw of public transport, supermarkets, schools, and the vibrant cafe strip of Victoria Park. With convenient access to arterial roads, it guarantees a short commute to the local primary school, TAFE, and the CBD. This is more than a home; it's a crafted haven where every detail caters to a life of ease and style.

Whether you are an investor, a first home buyer, or downsizing, this villa is an outrageously good deal. Reasonable offers will be considered for this neat-as-a-pin, clean, and strategically laid-out street villa - currently the best buy on the market. Situated in a whisper-quiet location, it offers proximity to all the fantastic amenities in the area. Walk to the train and reach Elizabeth Quay, Burswood, Optus Stadium, and the City in mere minutes. Indulge in the thriving cafe strips at East Vic Park and Vic Park, making it an ideal residence for anyone seeking convenience and lifestyle. Packed with features such as an open-plan layout, ensuite, generous main bathroom, lock-up remote garage, split-system reverse cycle air conditioning, security alarm, and gas, this villa presents the perfect blend of privacy, security, and peace of mind. Don't miss out on this incredible opportunity to experience urban living at its finest.

- * Year Build 2008
- * 3 bedrooms, 2 bathrooms, 2 carports
- * Open-plan kitchen, dining and living
- * Ensuite plus generous main bathroom
- * Double lock-up remote garage
- * Small scale with only 4 units
- * Split-system reverse cycle air conditioning
- * Security Alarm for added safety
- * All bedrooms with built-in robes
- * Short distance to public transport, supermarkets, schools & Victoria Park's cafe strip!!
- * With easy access to arterial roads and a short commute to school, TAFE & the CBD, you could not wish for a better spot!
- * Enjoy a peaceful and low-maintenance lifestyle
- * 180 m South Metropolitan TAFE Carlisle Campus
- * 290 m Aqualife Centre
- * 850 m East Victoria Park Primary School
- * 1.3 km Albany Highway offers a plethora of restaurant amenities
- * 2.2 km Victoria Park Shopping Centre
- * 6.9 km Perth CBD
- * 7.1 km Perth Airport

Outgoings:

- * Council Rates: \$1,985.89 (FY 2023 - 2024)
- * Water Rates: \$1,235.91 (FY 2022 - 2023)
- * Strata fees: NO Such Thing!



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Currently tenanted to reliable tenants at \$500/Week until 20 Jan 2025.

This perfectly priced villa offers a unique blend of comfort and convenience. For more details or to explore this property, contact listing agent Jason Chan at 0422 171 869.

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More About this Property

Property ID 5E65FFB

Property Type Villa

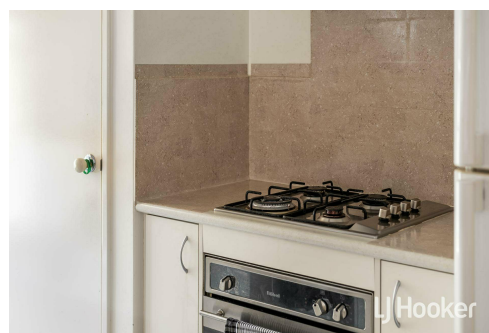
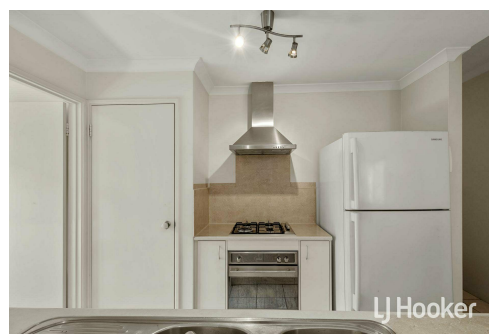
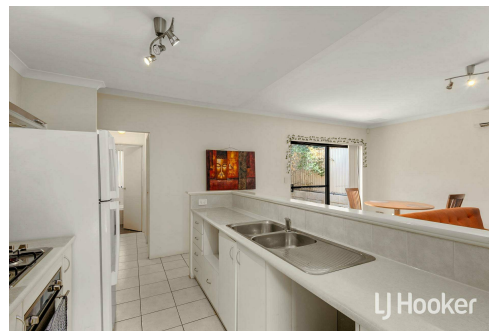
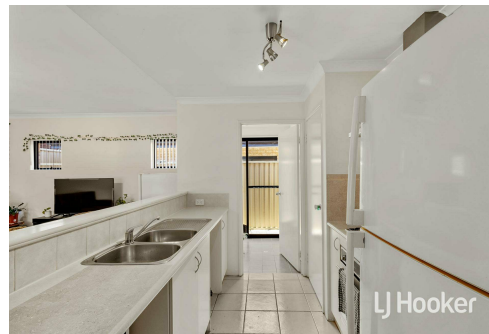
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